001.0	0004	0003.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	584,000 /	584,000
					USE VALUE:	584,000 /	584,000
					ASSESSED:	584,000 /	584,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BOULEVARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KO NAI NAN ETAL/ TRUSTEES
Owner 2:	NAN REALTY TRUST
Owner 3:	
Street 1:	40 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as Auto Parts with a Repair Gar. Building built about 1948, having primarily Brick Exterior and 2040 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
331	4194.000	82,400	5,500	496,100	584,000
Total Card	0.096	82,400	5,500	496,100	584,000
Total Parcel	0.096	82,400	5,500	496,100	584,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.27 /Parcel: 286.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	1143
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!112!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	331	FV	82,400	5500	4,194.	496,100	584,000		Year end	12/23/2021
2021	331	FV	82,400	5500	4,194.	488,100	576,000		Year End Roll	12/10/2020
2020	331	FV	82,400	5500	4,194.	480,100	568,000	568,000	Year End Roll	12/18/2019
2019	331	FV	74,400	5800	4,194.	448,100	528,300	528,300	Year End Roll	1/3/2019
2018	331	FV	74,400	5800	4,194.	400,100	480,300	480,300	Year End Roll	12/20/2017
2017	331	FV	74,400	5800	4,194.	352,100	432,300	432,300	Year End Roll	1/3/2017
2016	331	FV	65,800	5800	4,194.	264,100	335,700	335,700	Year End	1/4/2016
2015	331	FV	104,900	6000	4,194.	188,700	299,600	299,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:01:31

LAST REV

Date	Time
11/23/21	13:42:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 112

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19911-219		6/1/1989		550,000	No	No		G

USER DEFINED

Prior Id # 1:	1143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2021	I & E Return	JO	Jenny O
3/25/2021	I & E Mailed	MM	Mary M
6/13/2019	I & E Return	JO	Jenny O
12/1/2018	Info At Door	HS	Hanne S
2/17/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
4/2/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Measured	201	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
331	Auto Parts		4194		Sq. Ft.	Site		0	31.	3.82	CA									496,118						496,100	

Total AC/HA: 0.09628 | Total SF/SM: 4194 | Parcel LUC: 331 Auto Parts | Prime NB Desc: COMM AVG | Total: 496,118 | Spl Credit: | Total: 496,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	10
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	43.8	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.25000000
Const Adj.:	0.96688759
Adj $ / SQ:	78.560
Other Features:	2643
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	146614
Depreciation:	64217
Depreciated Total:	82397

COMMENTS

FOREIGN BODY WORKS COLLISION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:					HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

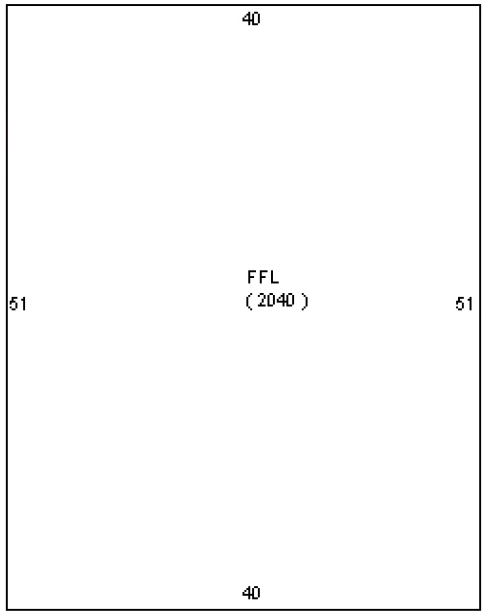
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	70.70
Special Features:	0	Val/Su Net:	40.39
Final Total:	82400	Val/Su SzAd	40.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,040	78.560	160,262

Net Sketched Area:	2,040		Total:	160,262	
Size Ad	2040	Gross Area	2040	FinArea	2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2000	A	AV	1980	4.00	T	31.2	331			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500